

**FREE PRO RATA
2024 SITE FEES
ON THIS
HOLIDAY HOME**



**2023
SWIFT
LOIRE**

35FT X 12FT

*

TWO BEDROOMS

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SILVER PLOT

£74,995

THE HOLIDAY HOME

BRIGHT, FUN AND FUNCTIONAL, THE LOIRE HOLIDAY HOME DELIVERS STUNNING VALUE WITH LOOKS TO MATCH, ITS LARGE INTERIOR HAS A REFRESHING SOFT FURNISHINGS SCHEME. THE OPEN-PLAN LIVING, DINING AND KITCHEN AREA IS MODERN AND INVITING, WITH A SMART 'BROCK' SOFT FURNISHING SCHEME AND 'TISANO OAK' WOODGRAIN LENDING A CHEERY ASPECT. LUXURY CARPET WITH UNDERLAY CONVEYS COMFORT AND REFINEMENT, AND LOW ENERGY LED LIGHTING THROUGHOUT CREATES A FRIENDLY, EFFICIENT ENVIRONMENT.

THE LOUNGE FEELS LIGHT AND AIRY THANKS TO A FRONT BAY WINDOW, ALLOWING YOU TO ENJOY THE VIEWS. LOIRE'S KITCHEN IS CONTEMPORARY AND PRACTICAL, DESIGNED TO COMPLEMENT THE DINING AREA. THE KITCHEN OFFERS QUALITY APPLIANCES AND INTEGRATED A+ RATED DOUBLE DOOR FRIDGE FREEZER. A FAMILY BATHROOM COMPRISING SHOWER CUBICLE WITH THERMOSTATIC SHOWER, WC, SINK AND EXTRACTOR, THE MASTER ALSO HAS A SEPARATE WC AND SINK.

KEY FEATURES

TWO BEDROOMS

MASTER DOUBLE

EN-SUITE WC

FAMILY SHOWER ROOM

BED SETTEE

L SHAPED SOFA

BRIGHT & AIRY HOME

OPEN PLAN LAYOUT

Please note pictures are for illustration only and final spec may differ from that shown.

www.kellingheath.co.uk

ADDITIONAL FEATURES

- ✓ OPEN PLAN LAYOUT
- ✓ INTERGRATED A+ FRIDGE/FREEZER
- ✓ MASTER EN-SUITE WC
- ✓ CONTEMPORARY AND PRACTICAL DESIGN
- ✓ DOUBLE GLAZED & CENTRAL HEATING
- ✓ PLENTY OF STORAGE



Kitchen



Lounge



Bedroom

LICENCE

15 YEAR LICENCE FROM THE DATE OF PURCHASE

CONTACT US

Email:

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Telephone:

01263 589900

ALL OF OUR HOLIDAY HOMES FOR SALE

CAN BE VIEWED BY VISITING

WWW.KELLINGHEATH.CO.UK/HOLIDAY-HOMES-FOR-SALE



PLEASE NOTE PICTURES ARE FOR ILLUSTRATION ONLY AND FINAL SPEC MAY DIFFER FROM THAT SHOWN.

This holiday home is being sold on behalf of a private individual (the "Vendor"), with Kelling Heath Holiday Park acting as agent (an "Agency Sale"). Any sales contract will be with the Vendor, not Kelling Heath Holiday Park, and your legal rights as a purchaser are therefore limited. You can expect the holiday home to be as described, but you must check for yourself that it is fit for purpose and of satisfactory quality.

This Agency Sale is subject to the provisions of the Licence Agreement (which will be between you and Kelling Heath Holiday Park) for Caravan Holiday Homes.

Kelling Heath Holiday Park, for themselves and for the Vendor of this holiday home for whom it acts as agent, gives notice that:

the information regarding the caravan holiday home set out in these particulars has been provided by the holiday home owner(s), not Kelling Heath Holiday Park;

while every care has been taken in the preparation of these particulars, no guarantee is made by Kelling Heath Holiday Park as to their accuracy, nor do they constitute any part of an offer or contract; and the vendor does not make or give, and neither does Kelling Heath Holiday Park, or any persons in their employment have any authority to make or give, any representation or warranty in relation to this caravan holiday home.

Please contact Kelling Heath Holiday Park if you have any questions about this caravan holiday home.

Kelling Heath Holiday Park is a division of Timewell Properties Limited (a company registered in England and Wales under company number 00747225 whose registered address is Bankside 300 Peachman Way, Broadland Business Park, Norwich, Norfolk, NR7 0LB.